

NO TRANSFER
TAX PAID

39-12

QUITCLAIM DEED WITHOUT COVENANT
CORPORATE GRANTOR

KNOW ALL BY THESE PRESENTS, THAT U.S. Bank National Association as Trustee, a corporation, with a place of business in St. Paul, MN, acting pursuant to a Judgment of Foreclosure and Sale entered on November 28, 2007, in District Seven, Division of Northern Kennebec, located in Waterville, Maine, Docket No. WAT-RE-07-9, under 14 M.R.S.A. §§6321 et seq. for the foreclosure of a Mortgage to Fremont Investment & Loan by Michael V. Crowley and Judy Crowley by Mortgage, dated May 27, 2005 and recorded in the Kennebec County Registry of Deeds in Book 8434, Page 80 in consideration of One Dollar (\$1.00) and other valuable consideration paid by U.S. Bank National Association as Trustee, whose mailing address is 60 Livingston Avenue, St. Paul, Minnesota 55107, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said U.S. Bank National Association as Trustee, its successors and assigns forever, A certain lot or parcel of land, together with the buildings thereon, situated at 20 Pine Street, ~~Waterville,~~ Maine, being more particularly described in the attached Exhibit A.

This deed is granted through a foreclosure sale held pursuant to 14 M.R.S.A. §6323(1). A notice of public sale stating time, place and terms of the sale was published on February 28, 2008, March 6, 2008 and March 13, 2008 in the Kennebec Journal, which is a newspaper of general circulation in Kennebec County, which is the county where the premises are located. The redemption period expired on February 26, 2008. The public sale was held on April 2, 2008. The grantee(s) was the highest bidder.

TO HAVE AND TO HOLD the same, together with all privileges and appurtenances thereunto belonging, to the U.S. Bank National Association as Trustee, its successors and assigns forever.

3) *L. J. Hammond*

IN WITNESS WHEREOF, U.S. Bank National Association as Trustee, has caused this
instrument to be signed in its corporate name by Kristine Wilson
its Kristine Wilson, this 9 Limited Signing Officer day of April, 2008.
Limited Signing Officer

Signed and Delivered in the Presence of:

Laurie Kilby
Laurie Kilby

U.S. Bank National Association as Trustee

By: Kristine Wilson

Printed Name Kristine Wilson
Its Limited Signing Officer

STATE OF **Pennsylvania**

Montgomery, ss.

Then personally appeared the above named Kristine Wilson April 9 2008 of
U.S. Bank National Association as Trustee and acknowledged the foregoing instrument to be his/her
free act and deed, and the free act and deed of U.S. Bank National Association as Trustee.

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Susan Turner, Notary Public
Horsham Twp., Montgomery County
My Commission Expires Nov. 9, 2011
Member, Pennsylvania Association of Notaries

Before me,

Susan Turner
Notary Public

Printed Name

My Commission Expires



A CERTAIN LOT OR PARCEL OF LAND, with the buildings thereon, situated on the West side of Pine Street in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

BEING Lot #44 as delineated on the plan of house lots made for D. L. Miliken by E.B. Cummings, C. E., recorded in the Kennebec County Registry of Deeds in Plan Book 1, Page 43, reserving, however, to the City of Waterville the right to maintain the sewer on the West end of said lot. (NOTE: The lots along the brook on the West side of said Plan are numbered 40 through 46, but difficult to read on the poor recorded copy.)

ALSO another certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

BEGINNING at a stone monument marking the westerly corner (inadvertently stated as easterly in prior deeds due to scrivener's error) of lot formerly owned by Joseph Vashon which fronts on Pine Street in Waterville and running thence northwesterly about 95 feet; thence turning a right angle to the right and running northeasterly 55 feet; thence turning another right angle to the right and running southeasterly about 100 feet to a stone monument marking the northerly corner of Joseph Vashon's said lot; thence southwesterly to the point begun at.

BEING the same premises conveyed by Pauline H. Jandreau to Donald R. Jandreau, Jr. by deed dated March 8, 2001 and recorded in the Kennebec County Registry of Deeds in Book 6420, Page 266.

The first parcel was inadvertently omitted in the prior deed from Pauline H. Jandreau to Donald R. Jandreau, Jr. dated January 26, 1995 and recorded in the Kennebec County Registry of Deeds in Book 4846, Page 72. The two parcels in this deed are abutting parcels and together comprise Lot 12 on Map 39 of the City of Waterville Tax Maps.

SUBJECT, however, to Notice of Sewer Easement by the Waterville Sewerage District, dated June 7, 1991 and recorded in the Kennebec County Registry of Deeds in Book 3924, Page 213 and re-recorded in said Registry in Book 3938, Page 126.